



WALTER DAMON
5950 BERKSHIRE LANE

DALLAS TX 75225

Submitter: WALTER DAMON

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 09/01/2005 11:25 AM
Instrument #: D205260399
OPR 6 PGS \$32.00

By: _____



D205260399

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

After recording return to:
Robert J. Banta
LOCKE LIDDELL & SAPP LLP
2200 Ross Avenue, Suite 2200
Dallas, Texas 75201

CRAWFORD

FILED
TARRANT COUNTY TEXAS

2005 SEP -1 AM 11:25

SUZANNE LINDERSOHN
CLERK

DECLARATION OF ANNEXATION
AND
FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION
OF
COVENANTS, CONDITIONS, AND RESTRICTIONS

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This DECLARATION OF ANNEXATION AND FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ("First Amendment") is made this 29th day of August, 2005 by HANOVER SERVICES GROUP, INC., a, a Texas corporation ("Declarant") and CRAWFORD PARTNERS NO. 4, LTD., a Texas limited partnership ("Crawford No. 4").

WITNESSETH

WHEREAS, that certain Amended and Restated Declaration of Covenants, Conditions, and Restrictions dated July 15, 2003, recorded in the Real Property Records of Tarrant County, Texas on July 17, 2003 as Instrument No. D203259006 (the "Declaration"), by and among Crawford Partners No. 1, Ltd. as declarant and other Owners of the Property (as defined in the Declaration) adopt, establish and impose upon the Property and declare that the Property shall be held, sold and conveyed subject to the covenants, conditions and restrictions set forth in the Declaration;

WHEREAS, Declarant succeeded to all of the right, title, interest, powers and privileges of Crawford Partners No. 1, Ltd. in its capacity as declarant under the Declaration as evidenced by that certain Acknowledgment and Assumption dated January 18, 2005 to be effective as of December 19, 2003;

WHEREAS, Crawford No. 4 is the owner of certain property adjacent to the Property, being more particularly described on Exhibit A attached hereto and made a part hereof ("Phase IV");

WHEREAS, the Conversion Date (as defined in the Declaration) has not yet occurred; and

WHEREAS, Declarant and Crawford No. 4 desire to subject Phase IV to all of the covenants, conditions, and restrictions set forth in the Declaration in order to establish a uniform plan for the development, improvement and sale of Lots in the Property and Phase IV, and to

insure the preservation of such uniform plan for the benefit of Declarant, Crawford No. 4 and all current and future Owners.

NOW THEREFORE, pursuant to Section 6.1 of the Declaration, Declarant does hereby annex Phase IV to the Property covered by the Declaration to be subject to the terms thereof as if originally included as part of the Property. Declarant and Crawford No. 4 hereby declare that all of Phase IV shall be held, sold, used and conveyed subject to the covenants, conditions, and restrictions set forth in the Declaration, and further Declarant and Crawford No. 4, for and on behalf of their respective heirs, executors, administrators, successors and assigns, hereby adopt, establish and impose upon Phase IV, and declare the Declaration applicable thereto, which is for the purposes of enhancing and protecting the value, desirability and attractiveness of Phase IV, and which shall run with Phase IV and shall be binding upon all parties having or acquiring any right, title or interest therein, or any part thereof, and shall inure to the benefit of each owner thereof. From and after the date hereof, the term Property shall include Phase IV.

Pursuant to Section 8.2 of the Declaration, Declarant further adopts the following amendments to the Declaration:

1. Definition of Single Family Residential Land. The definition of "Single Family Residential Land" set forth in Section 1.28 of the Declaration is hereby amended to include Phase IV.
2. Walls, Fences and Hedges. Section 4.10 of the Declaration is hereby amended to provide that a six foot (6') wood fence shall be constructed and maintained by the Owners of the Lots in Phase IV in accordance with the specification attached to the Declaration as Exhibit F as shown on the Interior Screening Plan for Phase IV attached hereto as Exhibit B.
3. Garages and Driveways. Section 4.16 of the Declaration is hereby amended to provide that residences on Lots in Phase IV shall have either a front or side entry driveway.
4. Ratification. Except as provided in this First Amendment, the Declaration shall continue in full force and effect in accordance with its terms.
5. Defined Terms. Terms defined in the Declaration shall have the same meaning when used in this Amendment.

REMAINDER OF THIS PAGE
LEFT BLANK INTENTIONALLY

EXECUTED as of the 29th day of August, 2005.

DECLARANT:

HANOVER SERVICES GROUP, INC.,
a Texas corporation

By: Walter Damon
Name: WALTER DAMON
Title: PRESIDENT

CRAWFORD NO. 4:

CRAWFORD PARTNERS NO. 4, LTD.,
a Texas limited partnership

By: CRAWFORD-GP PARTNERS, LTD.,
a Texas limited partnership
its general partner

By: HANOVER SERVICES GROUP, INC.,
a Texas corporation,
its general partner

By: Walter Damon
Name: WALTER DAMON
Title: PRESIDENT

EXHIBIT A – Description of Phase IV

EXHIBIT B – Interior Screening Plan